

**MINUTES**  
**Housing Authority of the Town of Darien**  
**Tuesday, May 24, 2016**

The Regular Meeting of the Commissioners of the Housing Authority of the Town of Darien was held on Tuesday May 24, 2016, at The Heights at Darien Community Room located 24 Allen O'Neill Drive, Darien. The meeting was called to order at 6:30pm.

Present were Commissioners Jan Raymond, Joe Warren and Lorraine Golino. Also present were Nichole Jefferson, Executive Director and Co-developer Todd McClutchy.

**AON Association:** Resident Debbie Lemone requested residents to be allowed to use grills on their patios and balconies. Nichole Jefferson reported the new fire code adopted October 15, 2015 prohibits cooking devices and equipment from being used or stored on any balcony, under any overhang portion within 10 feet of any structure. Nichole Jefferson also reported that management is exploring other options and will notify residents if another option is found. Todd McClutchy reported that he will also explore other options. Debbie Lemone stated that she is very happy living at the Heights and that everything runs really well with the office and maintenance for her and everyone that she enjoys living at the Heights

**Senior Resident Association:** No Report

**Minutes:** Minutes from December 01, 2015, January 12, 2016 and March 29, 2016 22, 2015 were reviewed. Joe Warren motioned to accept the minutes as presented and Lorraine Golino seconded. All agreed.

**Paid Bill Reports:** Paid Bills for E187, December 2015 through May 16, 2016 were reviewed and accepted as submitted by a motion from Joe Warren and seconded by Lorraine Golino. All agreed.

**Certified Resolution: (OTHH)** – The 2016 Income Limits were reviewed and accepted as submitted by a motion from Joe Warren and seconded by Lorraine Golino. All agreed. Nichole Jefferson reported Income limits are used to determine eligibility for admission and continued occupancy. Admission Income Limits are determined by HUD (Housing Urban Development) annually. Continued Occupancy limits are calculated by multiplying 1.25 to the new income limits. For a household that exceeds the continued occupancy limit there is a surcharge of 2% of their income over the limit in order to remain living at the site. There was a brief discussion regarding residents who do not respond to the recertification notices. All agreed to continue to follow Connecticut Housing Finance Authority (CHFA) and Housing Urban Development's (HUD) guidelines for residents who fail to recertify on time.

**OTHH 2016-2017 Budget: (OTHH)** – The 2016-2017 budget was reviewed and accepted as submitted by a motion from Lorraine Golino and seconded by Joe Warren.

**Directors Report: (OTHH)** – Nichole Jefferson reported that recertification's for OTHH residents have been completed and effective for May 1, 2016.

**(Heights)** – Nichole Jefferson reported that all the residents effected by the sprinkler flood in building 14 have been relocated back to their homes effective May 1, 2016.

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**OTHH Redevelopment Update:** Todd McClutchy reported that he is waiting for deliberations from P&Z, once those deliberations are made he will contact the resident counsel at OTHH to schedule a meeting to provide everyone with an update and next steps.

**New Business:** Jan Raymond reported that we received a Freedom of Information Act (FOIA) request from NBC Channel 8 to collect information such as occupancy, policies regarding elderly housing in our area. Jan Raymond said she will be responding to that request.

Jan Raymond also reported that Darien Housing Authority is paying for a \$250 annual fee for an entity called Allen O'Neill Managing Member, LLC which was created in 2008. Jan Raymond said that once the redevelopment is complete the commission will need to review what legal entities we have, why, and then decide which to keep, consolidate, or discontinue based on input from all related parties and council.

**Old Business:** No Report

Joe Warren moves to adjourn public session and enter into Executive Session for the purpose of the discussion of personnel, contractual and tenant issues. Peter Bigelow seconds the motion. Meeting was adjourned at 7:10p.m.

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